

Industrial Areas

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1.0 Introduction

1.1 Development to which this Part applies

This Part applies to land zoned IN1 General Industrial, IN2 Light Industrial, B6 Enterprise Corridor and B7 Business Park under the *Auburn LEP 2010*. In the case of the Carter Street Precinct, only Sections 8.0 and 9.0 apply.

1.2 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses built form;
- Section 3.0 addresses streetscape and urban character;
- Section 4.0 addresses landscaping;
- Section 5.0 addresses access and car parking;
- Section 6.0 addresses stormwater drainage;
- Section 7.0 addresses energy efficiency and water conservation;
- Section 8.0 addresses operational restrictions;
- Section 9.0 addresses subdivision; and
- Section 10.0 addresses Newington Business Park provisions.

2.0 Built form

Objectives

- a. To ensure that the form, scale, design and nature of development maintains and enhances the streetscape and visual quality of industrial areas.
- b. To ensure that the scale of any new industrial development is compatible with surrounding industrial buildings.
- c. To ensure the intensity of development recognises the environmental constraints of the site and its locality.

Performance criteria

- PI** The built form of proposed development is consistent with the existing character of the locality.

Development controls

- DI** Buildings shall be designed to:
- introduce variations in unit design within building groups.
 - introduce solid surfaces, preferably masonry, incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.
 - include an appropriate variety of materials and façade treatments so as to create visual interest on a high quality design outcome.

D2 On corner sites, the building reinforces the corner by massing and facade orientation.

D3 Number of storeys – B6 Enterprise Corridor

Development for hotel and motel accommodation and office premises on land zoned B6 Enterprise Corridor on Silverwater Road shall be a maximum of three (3) storeys.

Development for hotel and motel accommodation and office premises on land zoned B6 Enterprise Corridor on Parramatta Road shall be a maximum of six (6) storeys.

3.0 Streetscape and urban character

Objectives

- a. To ensure that all new development is compatible with the existing and intended future character of the locality in which it is located.
- b. To promote industrial development which is both functional and attractive in the context of its local environment through appropriate design.
- c. To encourage innovative industrial design which adds to and enhances the quality of the existing industrial areas of the Auburn local government area whilst recognising the design attributes of traditional industrial development.

3.1 Streetscape

Performance criteria

- P1** The appearance of the development is consistent with the streetscape of the locality.
- P2** Development conserves and enhances the visual character of the street particularly in relation to architectural themes, landscape themes and fencing styles.

Development controls

- D1** Fencing along street boundaries with a height greater than 1m shall be located at a minimum setback applicable to buildings (refer to setback controls overleaf) and with landscaping in the area available between the fence and the property boundary.
- D2** Facades of new industrial buildings shall adopt a contemporary appearance.
- D3** Facades of proposed infill development located in established industrial areas shall reflect the style and architecture of adjoining buildings.
- D4** Architectural features shall be included in the design of new buildings to provide for more visually interesting industrial areas, including:
- elements which punctuate the skyline;
 - distinctive parapets or roof forms;
 - visually interesting facades;
 - architectural emphasis on the built form; and
 - a variety of window patterns.

3.2 Front setbacks

D1 New buildings within industrial areas shall have a minimum front setback of:

- 4.5m from other roads, and
- 0m from laneways.

In the case of a corner allotment, the setback to the secondary road shall be 3m.

D2 Front setback areas shall not be used for car parking, storage or display of goods.

3.3 Side and rear setbacks

Performance criteria

PI Developments are separated to minimise operational constraints imposed by one industrial use upon an adjacent industrial use.

P2 New development facilitates foreshore access to Duck River.

Development controls

D1 Buildings may be built on a nil side or rear setback except where a setback is required to screen buildings from:

- public places;
- adjoining residential properties;
- other sensitive land uses;
- where rear access is required; or
- where land adjoins the M4 Motorway.

In such circumstances a 4.5m landscape setback is required.

D2 Where a site adjoins a residential zone, side and rear setbacks of 3m shall be required.

D3 Development adjacent to Duck River shall provide a 5m easement for public access within the foreshore building line area along Duck River. This easement shall be established under a Section 88B instrument and shall be registered with the NSW Land and Property Management Authority.

4.0 Landscaping

Objectives

- a. To improve the visual quality and amenity of industrial development through effective landscape treatment of individual sites and to achieve a pleasant working environment.
- b. To ensure a high standard of environmental quality of individual sites whilst enhancing the general streetscape and amenity of the area.
- c. To ensure that the location and design of driveways, parking and servicing areas are efficient, safe, convenient and suitably landscaped.

Performance criteria

- P1** Landscaping forms an integral part of the overall design concept.
- P2** Landscaped areas soften the impact of buildings and car parking areas as well as for screening purposes.
- P3** Landscaped areas provide for passive/recreational use of workers of industrial areas.
- P4** Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent and memorable character.

Development controls

- D1** All areas not built-upon shall be landscaped to soften the impact of buildings and car parking areas.
- D2** Storage areas and other potentially unsightly areas shall be screened from adjacent properties.
- D3** Landscaping within setback areas shall be of a similar scale to buildings. All landscaped areas shall be separated from vehicular areas by means of a kerb or other effective physical barriers.
- D4** Car parking areas, particularly large areas shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large carparks.
- D5** In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.
- D6** A minimum of 15% of the site shall be provided and maintained as soft landscaping, with lawns, trees, shrubs, for aesthetic purposes and the enjoyment of workers of the site.
- D7** Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.
- D8** Landscaping shall promote safety and surveillance of the street.

Note: Applicants shall refer to Council's Policy on Crime Prevention Through Environmental Design (CPTED).
- D9** Landscaping shall allow sufficient line of sight for pedestrians, cyclist and vehicles.
- D10** Paving and other hard surfaces shall be consistent with architectural elements.

5.0 Access and car parking

Objectives

- a. To ensure that all car parking demands generated by any particular industrial development are accommodated on the development site.
- b. To ensure that the provision of off-street car parking facilities do not detract from the visual character, particularly the streetscape of an industrial area.

- c. To ensure that road access facilities are commensurate with the scale and extent of the proposed development and compatible with the surrounding traffic network.

5.1 Access and car parking requirements

Applicants shall refer to the Parking and Loading Part for parking and access requirements.

5.2 Service areas

Performance criteria

- PI** Garbage collection is carried out wholly within the site. Suitable collection points within the site are provided at convenient locations.

Development controls

- DI** In the design of industrial developments, consideration shall be given to the design of garbage storage areas, and other waste provisions held in the Waste Part of this DCP.

6.0 Stormwater drainage

Applicants shall consult the Stormwater Drainage Part of this DCP for stormwater drainage requirements.

7.0 Energy efficiency and water conservation

Objectives

- a. To encourage a high standard of environmental design within new and existing industrial areas.
- b. To minimise energy use in buildings while creating a comfortable working environment.
- c. To give greater protection to the natural environment by reducing the amount of greenhouse gas emissions.
- d. To reduce the consumption of non-renewable energy sources for the purposes of heating water, lighting and temperature control.
- e. To minimise potable water mains demand of non residential development by implementing water efficiency measures.

7.1 General requirements

Performance criteria

- P1** Buildings permit maximum solar access in winter and minimise the heating of buildings during summer.
- P2** Natural lighting is relied upon to reduce the requirement for artificial lighting.
- P3** Buildings employ thermal mass and insulation techniques to reduce energy consumption.

- P4** Energy use is minimised by appropriate building design, site layout, internal design and energy efficient appliances, fixtures and fittings.
- P5** Use of solar hot water heaters and renewable energy sources is considered within non-residential development.

Development controls

- D1** Buildings shall be oriented towards the north so that they make best use of solar access to lower heating and cooling costs.
- D2** Building elevation treatments shall control solar access into the building by the use of appropriate shading devices and methods.
- D3** The amount of exposed glazing to the eastern and western facades of buildings shall be minimised.
- D4** Building design shall minimise reliance on existing energy supplies through the use of renewable energy sources including incorporation of photovoltaic cells, wind turbines, battery storage and solar hot water wherever practicable.
- D5** Lighter reflective colours shall be used on external walls of the building to reduce heat gain in summer especially for building facades facing east, west and north.
- D6** High thermal mass materials shall be used wherever possible.
- D7** Roofs and walls shall be well insulated in office components of buildings to reduce winter heat loss and summer heat gain.
- D8** Low energy lighting shall be used.
- D9** Energy efficient appliances, fittings and fixtures shall be used.
- D10** Any hot water heaters to be installed, as far as practicable, shall be solar, and to the extent where this is not practicable, shall be greenhouse gas friendly systems that achieve a minimum 3.5 Hot Water Greenhouse Score.

7.2 Ventilation

Performance criteria

- PI** To encourage the design of development to utilise natural breezes for cooling and fresh air during summer and to avoid unfavourable winter winds.

Development controls

- D1** Where applicable, cross ventilation shall be maximised by use of high-level ventilators. Where practical or appropriate sky lights and/or wind powered ventilators shall be installed.

7.3 Water conservation

Performance criteria

- PI** Water use and consumption is reduced.

- P2** Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

Development controls

- D1** New buildings shall provide water efficient fixtures to reduce the demand for (mains) water and wastewater discharge.
- D2** New developments shall connect to recycled water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable industrial purposes.
- D3** Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable industrial purposes.
- D4** Development shall install all water using fixtures to meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.

7.4 Rainwater tanks

Performance criteria

- P1** Collection and reuse of stormwater is encouraged.
- P2** Stormwater runoff is reduced.

Development controls

- D1** Rainwater tanks installed above ground or underground shall meet the relevant Australian Standards.
- D2** Above ground rainwater tanks shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject site and surrounding developments.
- D3** Above ground rainwater tanks installed shall not be visible from a primary road frontage and shall not be visually dominant.
- D4** The overflow from industrial rainwater tanks shall discharge to the site stormwater disposal system. For details refer to the Stormwater Drainage Part of this DCP.

8.0 Operational restrictions

Objectives

- a. To ensure that industrial development operates in a manner compatible with adjoining land uses, particularly residential areas.
- b. To ensure noise, air and water discharges, waste storage and removal, working hours and storage of dangerous goods and hazardous chemicals will not have a detrimental effect on environmental amenity.

8.1 Hours of operation

Performance criteria

PI The hours of operation are managed to ensure residential amenity is protected.

Development controls

DI Where an industrial site is located adjacent to or within 200m of a residential zoned area or where in the opinion of Council truck movements associated with the industry will intrude on residential streets, hours of operation shall generally be restricted to 7:00am to 6:00pm Monday to Saturday.

Note: Where an extension to these hours is required due to the nature of the activities to be undertaken, a detailed submission shall be lodged with Council demonstrating how environmental impacts can be minimised to acceptable levels if the extended hours of operation are approved.

8.2 Noise

Performance criteria

PI Development minimises the possibility of noise to the occupants of adjoining or neighbouring dwellings. The use of premises, any plant, equipment and building services associated with a premise does not create an offensive noise or add significantly to the background noise level of a locality.

P2 Where practicable, sources of noise such as garbage collection, machinery, parking areas and air conditioning plants are sited away from adjoining properties and, where necessary screened by walls or other acoustical treatment.

Development controls

DI All development applications for potential noise generating industries adjacent to residential zoned land shall be accompanied by relevant documentation from a qualified acoustic engineer. The documentation shall also comply with the relevant Acts, Regulations, Australian Standards and guidelines by the NSW Department of Environment, Climate Change and Water (DECCW) below, as applicable for noise, vibration and quality assurance.

- NSW Industrial Noise Policy
- Interim Construction Noise Guideline
- Noise from Rail Infrastructure Projects
- Environmental Criteria for Road Traffic Noise.

8.3 Storage yards

Performance criteria

PI Unsightly storage yards are not established within industrial areas of the Auburn local government area.

Development controls

- DI** Storage yards, junk yards or waste depots shall be screened by suitable fencing to a height of 2.5m and setback 4.5m from any street alignment and will require:
- suitable site sealing;
 - runoff and silt trap controls; and
 - dense screen landscaping between the street alignment and the fence.

8.4 Air pollution

Performance criteria

- PI** Any machinery or processes used should not result in air pollution emissions that have a detrimental impact on the environment.

Development controls

- DI** Details of any equipment, processes and air pollution control or monitoring equipment shall be submitted to Council with a development application.
- D2** All spray painting shall be carried out in a spray booth constructed and ventilated in accordance with the relevant Australian Standards.

8.5 Water pollution

Performance criteria

- PI** Development incorporates discharge systems designed to minimise the discharge of pollutants into the waste water and stormwater system.

Development controls

- DI** For industrial developments such as mechanical repair workshops and garages, pollution control monitoring equipment, e.g. retention pits, traps, or bunding shall be used to the satisfaction of Council to control the discharge of pollutants into the stormwater system.

8.6 Dangerous goods and hazardous materials

Performance criteria

- PI** Development incorporates measures needed to protect the community from dangerous or hazardous goods storage and hazardous processes or uses.

Development controls

- DI** For development proposals which can potentially pose a risk to the locality or discharge pollutants, applicants shall demonstrate that consideration has been given to:
- application guidelines published by the Department of Planning relating to hazardous and offensive development; and
 - whether any public authority should be consulted concerning any environmental and land use safety requirement.

- D2** Any premises with storage tanks for oil or dangerous goods outside the building shall submit an emergency spill contingency plan to Council. The DECCW and Work Cover Authority may need to be consulted.

9.0 Subdivision

Objectives

- a. To ensure that development sites are of a reasonable size to accommodate buildings and adequate car parking, manoeuvring and landscaping and minimise access points to major roads.
- b. To encourage the redevelopment of industrial land through lot consolidation.
- c. To provide lots of sufficient size to satisfy user requirements and to facilitate development of the land having regard to site opportunities and constraints.

9.1 Lot sizes and access

Performance criteria

- PI** Proposed lots are of a sufficient area and dimension to allow for the siting of buildings including provision of adequate car parking, landscaping, access and other potential site activity and where possible reduce driveways to main roads.

Development controls

- D1** The minimum average width shall be 30m.

Direct access onto state roads shall not be granted unless presently provided or if an alternative vehicular access point is unavailable.

- D2** New lots shall remove or reduce vehicular driveways and access points to main or arterial roads where alternatives are available.

9.2 Utility services

Performance criteria

- PI** All proposed allotments are able to be connected to appropriate public utility services including water, sewerage, power and telecommunications in an orderly, efficient and economic manner.

Development controls

- D1** Any application for strata subdivision shall demonstrate that each lot is serviced for parking and loading and shall not exceed the requirements of the Parking and Loading Part of this DCP.

Note: The applicant shall demonstrate that each proposed lot can be connected to appropriate utility services including water, sewerage, power and telecommunications (and where available gas). This may include advice from the relevant service authority or a suitably qualified consultant.

10.0 Newington Business Park provisions

10.1 Land to which this section applies

This section contains specific provisions for the Newington Business Park which is zoned B7 Business Park under *Auburn LEP 2010* as per Figure I below. This section applies in addition to the provisions held in sections 2.0 to 9.0 of this Part. Where there is any inconsistency between this section and sections 2.0 to 9.0, the provisions in this section prevail to the extent of the inconsistency.



Figure I – Newington Business Park (shown in black).

10.2 Ecologically sustainable development requirements

Development controls

- DI** Stairwells shall be positioned to create a stack effect to enhance natural ventilation and remove warm summer air from upper floors.

- D2** Plant types shall be selected so as not to overshadow potential location of rooftop solar collectors.
- D3** Refer to section 7.0 of this Part for other development controls for energy efficiency and water conservation.

10.3 Landscaping

Development controls

- D4** Plant species that are drought tolerant or will require minimal watering once established shall be used.
- D5** Water-conserving landscape practices shall be applied where possible, including soil amendment, mulch, irrigation zoning, limited turf areas, planting in relation to micro-climate, water scheduling and selection of plants with water needs that match site rainfall and drainage conditions.
- D3** No imported topsoil shall be used. Stockpile and rehabilitate existing topsoil on site.
- D4** Landscape plant species used in the public domain shall be predominantly native, including local indigenous species.
- D5** Native ground covers and grasses shall be used in lieu of turf where practicable.

10.4 Urban design

Performance criteria

- P1** The exposure of active zones are maximised to ensure an active streetscape.
- P2** The impact of large building mass and service areas are reduced.

Development controls

- D1** Where appropriate, street corners and main entry points shall be emphasised by appropriate architectural treatment.
- D2** Setbacks shall be designed to provide for a street edge defined by built form and landscape treatment, with minimum setbacks to active façade zones, and increased setbacks to solid walls.
- D3** Streetscapes shall be treated as active zones. Where possible, entry and office facades shall be orientated to the street. Other façade zones, such as setback solid walls, shall be treated with landscape areas to provide shade and amenity as well as visual interest to the streetscape.
- D4** Where buildings are setback to allow for car parking at entry zones, street edges shall be designed with permeable landscape buffers to permit street address/exposure, whilst maintaining defined edges.

D5 Site coverage

The total site coverage shall not exceed 60% of the area of the allotment.

D6 Building setbacks

Holker Street: 4m minimum

Main access street (linking Holker Street and Village Centre Boulevard): 5m minimum

Village Centre Boulevard and other streets:
1m minimum to active façade zones (ie. office, showroom, etc.)
2m minimum to other façade zones

Awnings, sunshading etc, shall be excluded from setbacks listed above.

D7 Service areas

Service areas generally shall not detract from the character of the public street.

Loading docks and access points to service areas shall be via the side or rear of the building or be appropriately treated by building or landscape means.

D8 Landscape

10% of the site area shall be soft landscaping.

D9 Architectural Elements

Building facades and/or landscape treatment shall create a defined edge to the Newington Small Village boulevard and primary public streets.

Identification signs shall be integrated with the building design or within the landscape zone not higher than 2.4m above ground. All signage shall be permitted to be illuminated as per the relevant Australian Standards.